

PORTSMOUTH

LOCATION

Address:	2175 Elmhurst Ln
City:	Portsmouth
State:	VA
Zip Code:	23701
Locality:	Portsmouth
Virginia Enterprise Zone:	Yes
Technology Zone:	No
Foreign Trade Zone:	Yes
Hub Zone:	No
Property ID:	243409

SALE/LEASE INFORMATION

Sale:	No
Lease:	Yes
Sublease:	No
Publicly Owned:	No

PROPERTY INFORMATION

Year Built:	2016
Total Space:	200,000 sq ft / 18,580.61 sq m
Available:	200,000 sq ft / 18,580.61 sq m
Contiguous:	200,000 sq ft / 18,580.61 sq m
Expandable:	200000
Construction	
Floor :	Concrete
Walls:	Tilt-up Masonry
Ceiling Height (eaves):	32 ft 9.92 m
Ceiling Height (center):	34.5 ft 10.695 m
Drive-In Doors:	2
LEED Certified:	No
Outside Storage:	Yes
Recent Use:	New
Site Size:	12.54 ac /5.07 hec
Zoning:	IL
Former Use:	New



UTILITIES

Electric Power:	Dominion Virginia Power
Redundant:	No
Natural Gas:	Columbia Gas of Virginia
Uninterruptible Power Supply:	No
Backup Generator:	No
Water:	City of Portsmouth
Sewer:	City of Portsmouth
Telecommunication:	Verizon
Fiber:	No
Redundant Routes:	No
Sonet Ring:	No
Wireless Broadband:	No

TRANSPORTATION

Closest Interstate:	I-264, (0.3 mi /0.48 km)
Closest 4-Lane Highway :	Greenwood Dr (0.2 mi /0.32 km)
Rail Provider:	(mi /0 km)
Closest Commercial Airport:	Norfolk International Airport (17.2 mi /27.52 km)
Closest General Aviation Airport:	Hampton Roads Executive Airport (4.3 mi /6.88 km)
Closest Port:	/ mi / 0 km

CONTACT

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COMMENTS

InterChange Group began construction in August 2016 on a 200,000 SF speculative building which will be completed in November 2017. The building is divisible in spaces as small as 36,288 SF and can accommodate up to 5 tenants. Each space has a storefront, office entrance and multiple dock doors with levelers, seals and restraints. The building dimensions are 324' x 616' and contains 6" floors, ESFR sprinkler, gas heat, motion activated LED lighting. The dock area is secured and contains 28 docks, 7 future docks and a 18 trailer drop area. Contact can be made to Devon Anders at 540-433-1900, devon@interch.com or Terry Cunningham at 540-578-2373 or terry@interch.com.